119.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,700 / 765,700
					USE VALUE:	765,700 / 765,700
					ASSESSED:	765,700 / 765,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALLOY MARK J & CARYN C / TRS
Owner 2:	MARK J MALLOY TRUST
Owner 3:	CARYN C MALLOY TRUST
Street 1:	42 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MALLOY MARK J & CARYN C -
Owner 2:	-
Street 1:	42 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10135.000	258,900		506,800	765,700
Total Card	0.233	258,900		506,800	765,700
Total Parcel	0.233	258,900		506,800	765,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.88 /Parcel: 449.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77213

GIS Ref

GIS Ref

Insp Date 08/21/18

!9277!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,900	0	10,135.	506,800	765,700		Year end	12/23/2021
2021	101	FV	249,500	0	10,135.	506,800	756,300		Year End Roll	12/10/2020
2020	101	FV	249,500	0	10,135.	506,800	756,300	756,300	Year End Roll	12/18/2019
2019	101	FV	269,700	0	10,135.	506,800	776,500	776,500	Year End Roll	1/3/2019
2018	101	FV	235,400	500	10,135.	434,400	670,300	670,300	Year End Roll	12/20/2017
2017	101	FV	235,400	500	10,135.	405,500	641,400	641,400	Year End Roll	1/3/2017
2016	101	FV	235,400	500	10,135.	347,500	583,400	583,400	Year End	1/4/2016
2015	101	FV	195,300	500	10,135.	311,300	507,100	507,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:47:28

LAST REV

Date	Time
08/09/21	15:16:28
danam	

PAT ACCT. 9277

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALLOY MARK J &	73545-245	1	10/29/2019	Convenience	99	No	No		
LEWKO JOSEPH I	59355-518		6/22/2012		447,000	No	No		
	11769-18		10/20/1969		40,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2021	935	Redo Bat	22,480	C				
6/17/2014	682	Re-Roof	10,550					
9/5/2012	1112	New Wind	9,560	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Meas/Inspect	CC	Chris C
6/25/2014	External Ins	PC	PHIL C
4/10/2013	Info Fm Prmt	EMK	Ellen K
9/22/2012	MLS	EMK	Ellen K
2/17/2009	Meas/Inspect	345	PATRIOT
2/14/2000	Meas/Inspect	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10135		Sq. Ft.	Site		0	70.	0.71	4									506,838						506,800	

Total AC/HA:	0.23267	Total SF/SM:	10135	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	506,838	Spl Credit		Total:	506,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98945749
Adj $ / SQ:	133.577
Other Features:	86550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351762
Depreciation:	92865
Depreciated Total:	258896

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

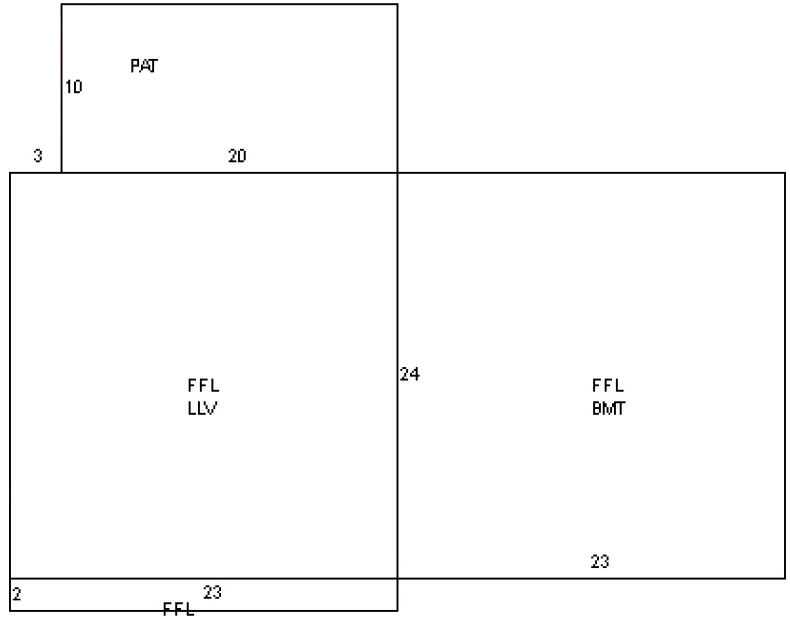
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.93
Special Features:	0	Val/Su Net:	105.50
Final Total:	258900	Val/Su SzAd	225.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,150	133.580	153,613
BMT	Basement	552	60.110	33,180
LLV	Lower Level	552	82.650	45,623
PAT	Patio	200	4.080	816

Net Sketched Area:	2,454	Total:	233,232
Size Ad	1150	Gross Area	2454	FinArea	1702
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2012	0.00	T	5.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

119.0-0006-0001.0

IMAGE

AssessPro Patriot Properties, Inc